

DRAFT
Zoning Commission
November 10, 2021 – Meeting Minutes

Commissioners Present:

Will Northern, Chair, District 1
Wanda Conlin, Vice-Chair, District 8
Willie Rankin Jr., District 2
Jesse Gober, District 4
Rafael McDonnell, District 5
Mia Hall, District 6
Jacob Wurman, District 7
Kimberly Miller, District 9

Commissioners Absent:

Beth Welch, District 3

Staff Members Present:

Stephen Murray, Planning Manager
Sevanne Steiner, Senior Planner
Brett Mangum, Senior Planner
Sarah Bergman, Planner
Sandra Barraza, Planning Assistant
Andre Duncan, Planning Assistant
Melinda Ramos, Sr. Assistant City Attorney Chf
Daniel Leal, Asst. Director of Development Services
Justin Newhart, Senior Planner
Jamie DeAngelo, Senior Planner

I. PUBLIC HEARING – 1:00 P.M.

Mr. Murray explained the procedure to be followed for the Zoning Commission meeting. Cases on this agenda will be heard at the City Council meeting on Tuesday, December 14, 2021 unless otherwise stated.

A. CALL TO ORDER

With a quorum of the Zoning Commission members present, Chair Northern called the regular session of the Fort Worth Zoning Commission to order at 1:00 p.m. on Wednesday, November 10, 2021.

B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF October 13, 2021.

Motion: Commissioner Rankin made a motion, seconded by Commissioner Wurman, that the minutes of the Zoning Commission meeting of October 13, 2021 be approved with a correction to list Mia Hall as the Commission Member for District 6. Motion passed 8-0.

Video on individual cases can be viewed at the following website:

http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2

C. CONTINUED CASES

1. ZC-21-111

CD 8

- a. Site Location: 1400 & 1410 E Berry St
- b. Acreage: 3.99
- c. Applicant/Agent: N & A Properties, Inc.
- d. Request: From: "MU-1" Low Intensity Mixed-Use
To: "E" Neighborhood Commercial

Susan Martinez appeared before the Commission in support of ZC-21-111 and requested a 30-day continuance of this request.

Motion: Commissioner Conlin made a motion, seconded by Commissioner Rankin, to recommend a **30-day Continuance** of ZC-21-111. Motion passed 8-0.

2. ZC-21-130

CD 6

- a. Site Location: 5400-5600 blocks of Columbus Trail
- b. Acreage: 3.66
- c. Applicant/Agent: Summer Creek Station LLC

- d. Request: From: "PD 471A" Planned Development for uses in "F" General Commercial District, and excluding; Tattoo Parlor, Sexually Oriented Business, Shooting ranges (Indoor), Gambling Facilities, and Pawn Shops. Site Plan required
To: Amend PD 471A to allow auto repair adjacent to residential, site plan included

John Cornelson appeared before the Commission in support of ZC-21-130.

Motion: Commissioner Hall made a motion, seconded by Commissioner Miller, to recommend **Approval** of ZC-21-130 to include the changes presented by the applicant at the hearing. Motion passed 6-1, with Commissioner Wurman voting in opposition and Chair Northern abstaining due to a conflict of interest.

3. ZC-21-131

CD 5

- a. Site Location: 8661 & 8689 John T White Road
b. Acreage: 5.10
c. Applicant/Agent: Mmaroof Choudhury
d. Request: From: "A-5" One-Family, "E" Neighborhood Commercial
To: "R2" Townhouse/Cluster

Peter Kavanaugh appeared before the Commission in support of ZC-21-131 and requested a 60-day continuance of this request.

The following correspondence was submitted regarding this request: John T White NA, Bentley-Village NA supporting continuance of this request.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, to recommend a **60-day Continuance** of ZC-21-131. Motion passed 8-0.

4. ZC-21-133

CD 8

- a. Site Location: 3220 Mitchell Boulevard
b. Acreage: 1.08
c. Applicant/Agent: James Austin Jr.
d. Request: To: Add Conditional Use Permit for Auto Supply Store in "B" Two Family and "E" Neighborhood Commercial

Yvette Kent appeared before the Commission in support of ZC-21-133.

The following people spoke in support of this request: Doak Rawlston, Jim Austin

The following people spoke in opposition to this request: Barbara Smith, Marie Love, Mary Williams

The following correspondence was submitted in support of this request: 3 letters

The following correspondence was submitted in opposition to this request: 2 letters, New Mitchell Boulevard NA, Vicki Lane NA, United Community of Fort Worth Alliance, Morningside/Hillside Crime Watch NA

Motion: Commissioner Conlin made a motion, seconded by Commissioner Gober, to recommend **Approval** of ZC-21-133 **with the condition that all waivers requests be removed**. Motion passed 5-2, with Commissioners Rankin and Wurman voting in opposition.

5. ZC-21-142

CD 8

- a. Site Location: 2101 Epps Ave

- b. Acreage: 0.12
- c. Applicant/Agent: RLW Residentials LLC
- d. Request: From: "A-5 One-Family, "FR" General Commercial Restricted
To: "CF" Community Facilities

Roderick Woodson appeared before the Commission in support of ZC-21-142.

The following correspondence was submitted regarding this request: Hemphill Corridor Development Collaborative supporting continuance of this request.

Motion: Commissioner Conlin made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-21-142. Motion passed 7-0.

6. ZC-21-148

CD 5

- a. Site Location: 5220 E Lancaster Avenue
- b. Acreage: 1.12
- c. Applicant/Agent: Espire Enterprises, LLC
- d. Request: From: "E" Neighborhood Commercial
To: "C" Medium Density Multifamily

Mary Nell Poole appeared before the Commission in support of ZC-21-148.

The following correspondence was submitted in opposition to this request: 2 letters

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, to recommend a **60-day Continuance** of ZC-21-148. Motion passed 7-0.

7. ZC-21-162

CD 7

- a. Site Location: 3048 Bailey Dr
- b. Acreage: 11.00
- c. Applicant/Agent: 11120 North Freeway LLC
- d. Request: From: "G" Intensive Commercial with I-35W Central Overlay
To: "D" High Density Multi-family with I-35W Central Overlay

Gene Babb appeared before the Commission in support of ZC-21-162 and requested a 30-day continuance of this request.

The following correspondence was submitted in opposition to this request: Villages of Woodland Springs HOA, North Fort Worth Alliance, Heritage HOA

Motion: Commissioner Wurman made a motion, seconded by Commissioner Conlin, to recommend a **30-day Continuance** of ZC-21-162. Motion passed 6-0.

8. ZC-21-172

CD 4

- a. Site Location: 100-500 blocks Beach Street
- b. Acreage: 29.87
- c. Applicant/Agent: Robert H. Frost
- d. Request: From: "B" Two-Family
To: "J" Medium Industrial

Bill Dahlstrom appeared before the Commission in support of ZC-21-172 and requested a 60-day continuance of this request.

The following people spoke in opposition to this request: Rick Herring

The following correspondence was submitted in support of this request: 1 letter

The following correspondence was submitted in opposition to this request: 18 letters, Bonnie Brae NA, East Fort Worth Business Association, Handley NA, West Meadowbrook NA, Carter-Riverside NA, Riverside Alliance, Scenic Fort Worth, Oakhurst NA

Motion: Commissioner Gober made a motion, seconded by Commissioner McDonnell, to recommend a **60-day Continuance** of ZC-21-172. Motion passed 6-1 with Commissioner Conlin voting in opposition.

D. NEW CASES

9. ZC-21-156

CD 2

- a. Site Location: 918 N.W. 21st Street
- b. Acreage: 0.13
- c. Applicant/Agent: Francisco Maldonado
- d. Request: To: Add Conditional Use Permit (CUP) for convenience store with walk-up food service in "ER" Neighborhood Commercial Restricted with waivers to setbacks and parking.

Kristen Sherman appeared before the Commission in support of ZC-21-156.

The following correspondence was submitted in support of this request: Northside NA, 74 letters

Motion: Commissioner Rankin made a motion, seconded by Commissioner Wurman, to recommend **Approval** of ZC-21-156 **to include the conditions recommended by staff**. Motion passed 7-0.

10. ZC-21-104

CD 7

- a. Site Location: 3010 Keller Hicks Road
- b. Acreage: 0.48
- c. Applicant/Agent: Brian Ireland
- d. Request: From: "E" Neighborhood Commercial
To: "FR" General Commercial Restricted

Amber Barger appeared before the Commission in support of ZC-21-104.

Motion: Commissioner Wurman made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-21-104. Motion passed 6-1, with Commission Gober voting in opposition.

11. ZC-21-144

CD 9

- a. Site Location: 3005 & 3011 Stanley Avenue
- b. Acreage: 0.28
- c. Applicant/Agent: Tommy Hicks
- d. Request: From: "A-5" One-Family
To: "E" Neighborhood Commercial

Gina McLean appeared before the Commission in support of ZC-21-144.

The following people spoke in support of this request: Gary Steudte

The following people spoke in opposition to this request: Tim Keith, John Belknap

The following correspondence was submitted in opposition to this request: 2 letters, petition with 34 signatures, Ryan Place Improvement Association, South Hemphill Heights NA

Motion: Commissioner Miller made a motion, seconded by Commissioner Conlin, to recommend **Denial** of ZC-21-144. Motion passed 7-0.

12. ZC-21-152

CD 9

- a. Site Location: 209 East Bolt Street
- b. Acreage: 0.14
- c. Applicant/Agent: Boxer Property Management
- d. Request: From: "A-5 One-Family
To: "UR" Urban Residential

Sean Lingenfelter appeared before the Commission in support of ZC-21-152 and requested a 90-day continuance of this request.

The following people spoke in opposition to this request: David Martinez, Vicki Bargas, David Motheral

The following correspondence was submitted in opposition to this request: Worth Heights NA, Hemphill Corridor Taskforce

Motion: Commissioner Miller made a motion, seconded by Commissioner McDonnell, to recommend a **90-day Continuance** of ZC-21-152. Motion passed 7-0.

13. ZC-21-169

CD 7

- a. Site Location: 5440 W Bailey Boswell
- b. Acreage: 8.32
- c. Applicant/Agent: Eagle's View Church
- d. Request: From: "C" Medium Density Multi-family
To: "CF" Community Facilities

Steve Elliott appeared before the Commission in support of ZC-21-169.

The following people spoke in support of this request: Randy Miller

Motion: Commissioner Wurman made a motion, seconded by Commissioner Rankin, to recommend **Approval** of ZC-21-169. Motion passed 7-0.

14. ZC-21-171

CD 5

- a. Site Location: 3524 Frazier Court
- b. Acreage: 0.23
- c. Applicant/Agent: Lanai Homes LLC / Jasmine Mian
- d. Request: From: "AG" Agricultural
To: "A-5" One-Family

Jasmine Mian appeared before the Commission in support of ZC-21-171.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Gober, to recommend **Approval** of ZC-21-171. Motion passed 7-0.

15. ZC-21-180

CD 8

- a. Site Location: 1700 blocks Logan & McCurdy Street
- b. Acreage: 3.38
- c. Applicant/Agent: 6824 LP
- d. Request: From: "A-5" One-Family, "B" Two-Family, "I" Light Industrial
To: "UR" Urban Residential

James Walker appeared before the Commission in support of ZC-21-180.

The following people spoke in support of this request: Thomas Oliver

The following correspondence was submitted in support of this request: 8 letters

Motion: Commissioner Conlin made a motion, seconded by Commissioner Rankin, to recommend **Approval** of ZC-21-180. Motion passed 7-0.

16. ZC-21-182

CD 8

- a. Site Location: 1800 E Leuda Street
- b. Acreage: 0.56
- c. Applicant/Agent: DFW Investments Properties Enterprises
- d. Request: From: "A-5" One-Family
To: "C" Medium Density Multifamily

Alfredo Goytia appeared before the Commission in support of ZC-21-182.

Motion: Commissioner Conlin made a motion, seconded by Commissioner Rankin, to recommend a **30-day continuance** of ZC-21-182. Motion passed 7-0.

17. ZC-21-183

CD 7

- a. Site Location: 13900 Block of John Day Road (south end)
- b. Acreage: 23.2
- c. Applicant/Agent: Lennar Homes of TX Land & Construction
- d. Request: From: "AG" Agricultural
To: "I" Light Industrial

Bill Baird appeared before the Commission in support of ZC-21-183.

Motion: Commissioner Wurman made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-21-183. Motion passed 7-0.

18. ZC-21-185

CD 5

- a. Site Location: 13501 Trinity Boulevard
- b. Acreage: 7.02
- c. Applicant/Agent: Sabu Kandel
- d. Request: From: "F" General Commercial
To: "MU-1" Low Intensity Mixed-Use

Greg Guerin appeared before the Commission in support of ZC-21-185.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-21-185. Motion passed 7-0.

19. ZC-21-186

CD 5

- a. Site Location: 3117 Ada Avenue
- b. Acreage: 0.25
- c. Applicant/Agent: Omega Marketing / Alexis Ulloa
- d. Request: From: "A-5" One-Family
To: "CR" Low Density Multifamily

Paul Newhouse appeared before the Commission in support of ZC-21-186 and requested a 30-day continuance of this request.

The following people spoke in opposition to this request: Dennis Ruiz

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, to recommend a **30-day Continuance** of ZC-21-186. Motion passed 7-0.

20. ZC-21-187

CD 5

- a. Site Location: 2901 Strawn Lane
- b. Acreage: 2.99
- c. Applicant/Agent: SK Lake Worth Partners, LTD.
- d. Request: From: "I" Light Industrial/NASJRB Airport Overlay Compatible Use Zone 1
To: "PD/I" Planned Development for all uses in "I" Light Industrial plus mini-warehouses / NASJRB Airport Overlay Compatible Use Zone 1, site plan included.

Laura Evans appeared before the Commission in support of ZC-21-187.

The following correspondence was submitted regarding this request: 1 letter from NASJRB staff requesting additional information

Motion: Commissioner Wurman made a motion, seconded by Commissioner Miller, to recommend **Approval** of ZC-21-187. Motion passed 7-0.

21. ZC-21-189

CD 5

- a. Site Location: 1401 Meadow Lane Terrace
- b. Acreage: 4.23
- c. Applicant/Agent: Mt. Moriah Missionary Baptist Church
- d. Request: From: "A-5" One-Family
To: "CF" Community Facilities

Renae Coleman appeared before the Commission in support of ZC-21-189.

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Rankin, to recommend **Approval** of ZC-21-189. Motion passed 7-0.

22. ZC-21-190

CD 7

- a. Site Location: 11600-12000 blocks Highway 114
- b. Acreage: 47.26
- c. Applicant/Agent: Traditions Investors
- d. Request: From: "AG" Agricultural
To: "PD/D" Planned Development for all uses in "D" High-Density Multifamily with development standards for setbacks, fencing, open space, signage and a waiver to the MFD submittal; "PD/MU-2" Planned Development for all uses in High Intensity Mixed-Use plus mini-warehouse with development standards for fenestration, façade on primary street frontage and height; "PD/E" Planned Development for "E" Neighborhood Commercial, site plan required

Charles Hodges appeared before the Commission in support of ZC-21-190.

The following people spoke in support of this request: Ron Smith

Motion: Commissioner Wurman made a motion, seconded by Commission Gober, to recommend **Approval** of ZC-21-190. Motion passed 7-0.

23. ZC-21-191

CD 9

- a. Site Location: 840 & 1000 Oak Grove Road
- b. Acreage: 11.73
- c. Applicant/Agent: Plaza Tierra Caliente Inc.
- d. Request: From: "C" Medium Density Multifamily
To: "PD" Planned Development with a base of "D" High Density Multifamily excluding Group Living, Fraternity, Museum, Library or Fine Arts Center, Government Operated or Controlled, Hospice, School and Government Office, Boarding and Lodging House, with a reduction in required parking. Site Plan included.

Maxwell Fisher appeared before the Commission in support of ZC-21-191.

The following people spoke in support of this request: Avis Chaisson, Kim Parker

The following people spoke in opposition to this request: Eunice Givens

The following correspondence was submitted in opposition to this request: Highland Hills NA

Motion: Commissioner Miller made a motion, seconded by Commissioner Gober, to recommend **Approval** of ZC-21-191. Motion passed 5-1, with Commissioner Rankin voting in opposition.

24. ZC-21-192

CD 8

- a. Site Location: 823 E Arlington Avenue
- b. Acreage: 0.13
- c. Applicant/Agent: Fidel Escolero
- d. Request: From: "CF" Community Facilities
To: "A-5" One-Family

George Bond appeared before the Commission in support of ZC-21-192.

Motion: Commissioner Conlin made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-21-192. Motion passed 6-0.

25. ZC-21-195

CD 2

- a. Site Location: 2712-2722 (evens) NW 20th Street
- b. Acreage: 0.79
- c. Applicant/Agent: Southside City Church
- d. Request: From: "A-5" One-Family
To: "CF" Community Facilities

Mickey Thomas appeared before the Commission in support of ZC-21-195.

The following people spoke in support of this request: Darrel Auvenshine

Motion: Commissioner Rankin made a motion, seconded by Commissioner McDonnell, to recommend **Approval** of ZC-21-195. Motion passed 6-0.

26. ZC-21-196

CD 9

- a. Site Location: 311 Bryan Avenue
- b. Acreage: 0.48

- c. Applicant/Agent: City of Fort Worth Preservation
- d. Request: From: "NS-T5/DD" (Demolition Delay Overlay)
To: "NS-T5/HC" (Historical and Cultural Overlay)

Jamie DeAngelo appeared before the Commission in support of ZC-21-196.

Motion: Commissioner Miller made a motion, seconded by Commissioner Conlin, to recommend **Approval** of ZC-21-196. Motion passed 6-0.

27. ZC-21-199

CD 8

- a. Site Location: 900 blocks of Missouri & Evans Avenues, 1000 block Evans Ave
- b. Acreage: 5.15
- c. Applicant/Agent: FW Housing Finance Corporation & Alyah Holdings
- d. Request: From: "PD/MU-1" Low-Intensity Mixed Use; "PD/MU-1/HC" Low-Intensity Mixed Use/ Historic and Cultural; "PD/E" Neighborhood Commercial
To: "NS-T4R" Near Southside General Urban Restricted

Amy Connolly appeared before the Commission in support of ZC-21-199.

Motion: Commissioner Conlin made a motion, seconded by Commissioner Rankin, to recommend **Approval** of ZC-21-199. Motion passed 6-0.

28. ZC-21-213

CD All

- a. Applicant/Agent: City of Fort Worth Development Services
- b. Request: Adopt an ordinance amending the Zoning Ordinance, Chapter 2, "Review Bodies" to amend Section 2.102 "Urban Design Commission" to add two alternate members and amend Section 2.103 "Historic and Cultural Landmarks Commission" to add two alternate members and designate the Historic and Cultural Landmark Commission as the exclusive authority to recommend approval of a historic designation

Justin Newhart appeared before the Commission in support of ZC-21-213.

Motion: Commissioner Conlin made a motion, seconded by Commissioner Miller, to recommend **Approval** of ZC-21-213. Motion passed 6-0.

Meeting adjourned: 4:38 p.m.

11/10/21

Stephen Murray, Zoning Administrator
Development Services Department

_____, Chair